



# Highlands Planning Department

Serving: Putnam County and the town of Monterey

**Kevin Rush, Planning Director**

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## AGENDA

### PUTNAM COUNTY REGIONAL PLANNING COMMISSION

**MARCH 10, 2026**

The Putnam County Regional Planning Commission meeting will be on March 10, 2026, at the Cookeville Community Center, located at 240 Carlen Dr, Cookeville at 5:30 PM.

**ITEM 1: CALL TO ORDER AND ROLL CALL.**

**ITEM 2: APPROVE MARCH 10, 2026 AGENDA.**

**ITEM 3: MINUTES OF THE FEBRUARY 10, 2026 MEETING**

**ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS**

- **Hwy 70 Baxter Sketch Plat**, Legacy South. Conditional concept approval 05/14/2024.
- **Cane Creek Farms at Window Cliff Subdivision Phase II**, Vick Surveying. Conditional preliminary approval 05/14/2024.
- **Scott Farm Concept Plan**, M2 Group. Conditional approval 08/13/24.
- **Revised Horizon Hills Preliminary Plat**, Vick Surveying. Conditional approval 03/11/25.
- **Overlook at the Waterfalls Preliminary Plat** - Maples Surveying. Conditional approval 02/11/2025
- **The Grove Preliminary Plat**, Whittenburg Surveying. Conditional approval 04/08/25.
- **The Reese Subdivision Preliminary Plat**, Clinton Surveying. Conditional approval 05/13/25.
- **Town Creek Subdivision Preliminary Plat**, Maples Surveying. Conditional approval 07/08/25.
- **Trinity Trace Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 01/16/2026.
- **Spring Valley Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 02/10/2026.

**ITEM 5: ACCEPTANCE OF NEW STREETS:**

- Road(s) with submitted documentation (ready for acceptance)
  - None
- Road(s) awaiting completion and/or documentation (NOT ready for acceptance)
  - None

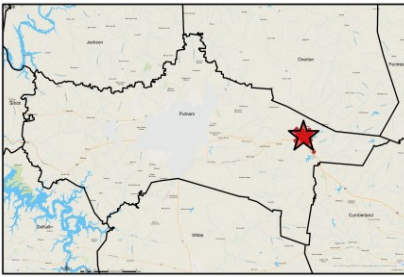
\_\_\_ David Mattson (C)  
\_\_\_ Jim Martin

\_\_\_ Terry Randolph (V-C)  
\_\_\_ Ted McWilliams

\_\_\_ Dale Moss (Sec)  
\_\_\_ Robert Riddle

\_\_\_ Adam Johnson  
\_\_\_ Phil Wilbourn

\_\_\_ Jeff Jones  
\_\_\_ Patrick Rinks



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## ITEM 6: OUTSTANDING LETTERS OF CREDIT:

- None

## ITEM 7: ADMINISTRATIVELY APPROVED PLATS:

### A. BRADDOM DIVISION PHASE II- Clinton Surveying

Changed the boundary between parcels 027-001.06 and 027-001.11 on Shipley Church Road for a driveway encroachment.

### B. ASHLEY LINNAE GRAY DIVISION- Whittenburg Surveying

This was the same property that was conditionally approved at the January 2026 meeting. They have decided not to create 2 lots on Fox Hill. This was the two approved lots combined as one 2.19-acre lot. Parcel 116-006.01.

### C. JAMES ANDD WANDA FRIZZELL PROPERTY- Whittenburg Surveying

Created one 2.83-acre lot with an existing house from parcel 028-027.00 at the corner of Shipley School Road and Gainesboro Grade, with more than 5 acres remaining.

## ITEM 8: SUBDIVISION PLATS (PDF OF EACH PLAT ATTACHED):

### A. POWELL & VIOLETTE DIVISION FINAL PLAT, WHITTENBURG SURVEYING

Public Comments:

This plat is to create a 1-acre lot from parcel [106-020.00](#) on Round Dove Road with more than 5 acres remaining. There is not a water line along this section of Round Cove Road. Developers are proposing to use a well.

## ITEM 9: OTHER BUSINESS

## ITEM 10: STAFF REPORTS

- Report from Chairman:
- Report from Planning Commission Engineer
- Report from Planning Director:
- Report from other Members

## ITEM 11: ADJOURNMENT

**MINUTES**  
**PUTNAM COUNTY REGIONAL PLANNING COMMISSION**  
**FEBRUARY 10, 2026**

The Putnam County Regional Planning Commission met on February 10, 2026, at the Cookeville Community Center at 5:30 PM.

**Members present:** Chairman David Mattson, Vice-Chairman Terry Randolph, Secretary Dale Moss, Adam Johnson, Jeff Jones, Ted McWilliams, Robert Riddle, Phil Wilbourn

**Members absent:** Jim Martin

**Staff present:** Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Road Supervisor Randy Jones

**Others present:** Stephen Raper of Vick Surveying, Tim Dennis, Dave Roland

**ITEM 1: CALL TO ORDER AND ROLL CALL.**

Chairman David Mattson called the meeting to order after a quorum was established.

**ITEM 2: APPROVE FEBRUARY 10, 2026, AGENDA.**

The agenda was approved by mutual consent of the board.

**ITEM 3: MINUTES OF JANUARY 13, 2026, MEETING**

Terry Randolph moved to approve January 13, 2026, meeting minutes. Motion was seconded and approved unanimously.

**ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS**

- **Hwy 70 Baxter Sketch Plat**, Legacy South. Conditional concept approval 05/14/2024.
- **Cane Creek Farms at Window Cliff Subdivision Phase II**, Vick Surveying. Conditional preliminary approval 05/14/2024.
- **Scott Farm Concept Plan**, M2 Group. Conditional approval 08/13/24.
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- **Trinity Trace Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 01/13/2026.

**ITEM 5: ACCEPTANCE OF NEW STREETS:**

- A. Road(s) with submitted documentation (ready for acceptance)
  - a) None
- B. Road(s) awaiting completion and/or documentation (NOT ready for acceptance)
  - a) None

**ITEM 6: OUTSTANDING LETTERS OF CREDIT:**

- None

**ITEM 7: ADMINISTRATIVELY APPROVED PLATS:**

**A. SARAH MAE WALLACE WILLIAMS PROPERTY- Vick Surveying**

Created one 3.79-ac lot on Tucker Ridge Road from parcel 88-025.01 with more than five acres remaining.

**B. BRIAN GEORGE SUBDIVISION- Southeast Surveyors**

Created one 1.56-ac lot on Fairview Road from 005-08.07 and adjusted the boundary line with parcel 005-008.06. Combined remainder of parcel 005-008.07 is greater than 5 acres.

**C. BUCK MOUNTAIN STORAGE DIVISION- Vick Surveying**

Created one 1.53-ac lot with an existing commercial building on Buck Mountain Road from 072-073.02 with more than 5 acres remaining.

**ITEM 8: SUBDIVISION PLATS:**

**A. WITHDRAWN STEVE AND KATHERINE NASH DIVISION FINAL PLAT, MAPLES SURVEYING**

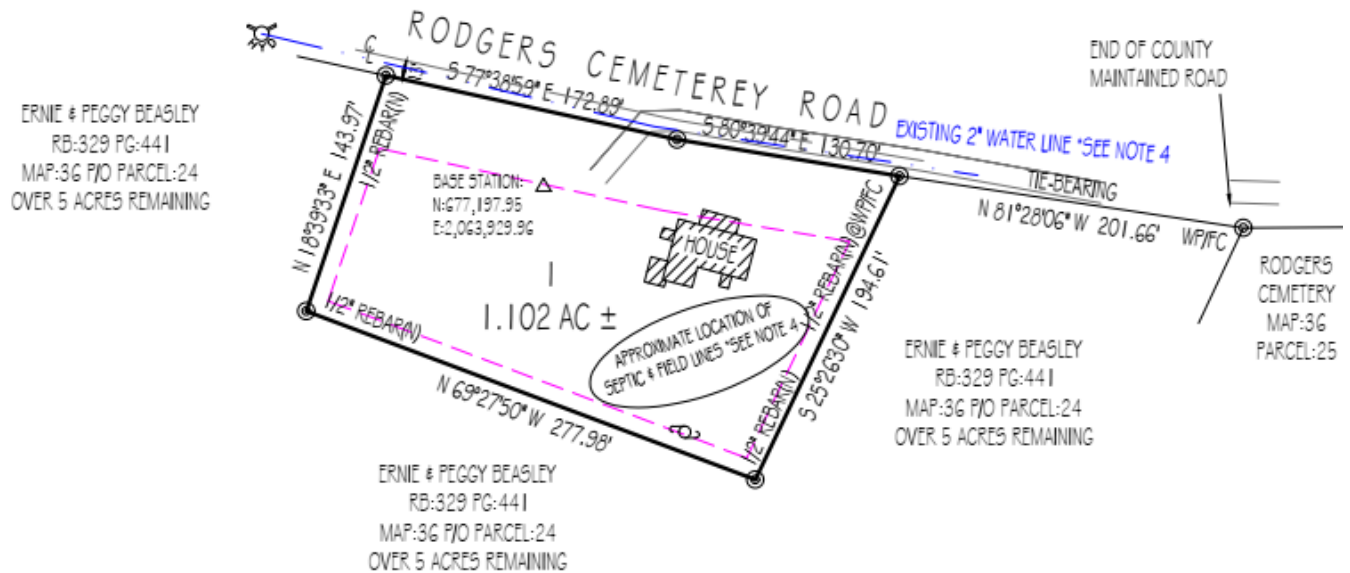
Public Comments: None

Plat withdrawn by the owner(s). Owners decided to do a 5 acre tract instead of replatting.

**B. ERNIE AND PEGGY BEASLEY DIVISION FINAL PLAT, MAPLES SURVEYING**

Public Comments: None

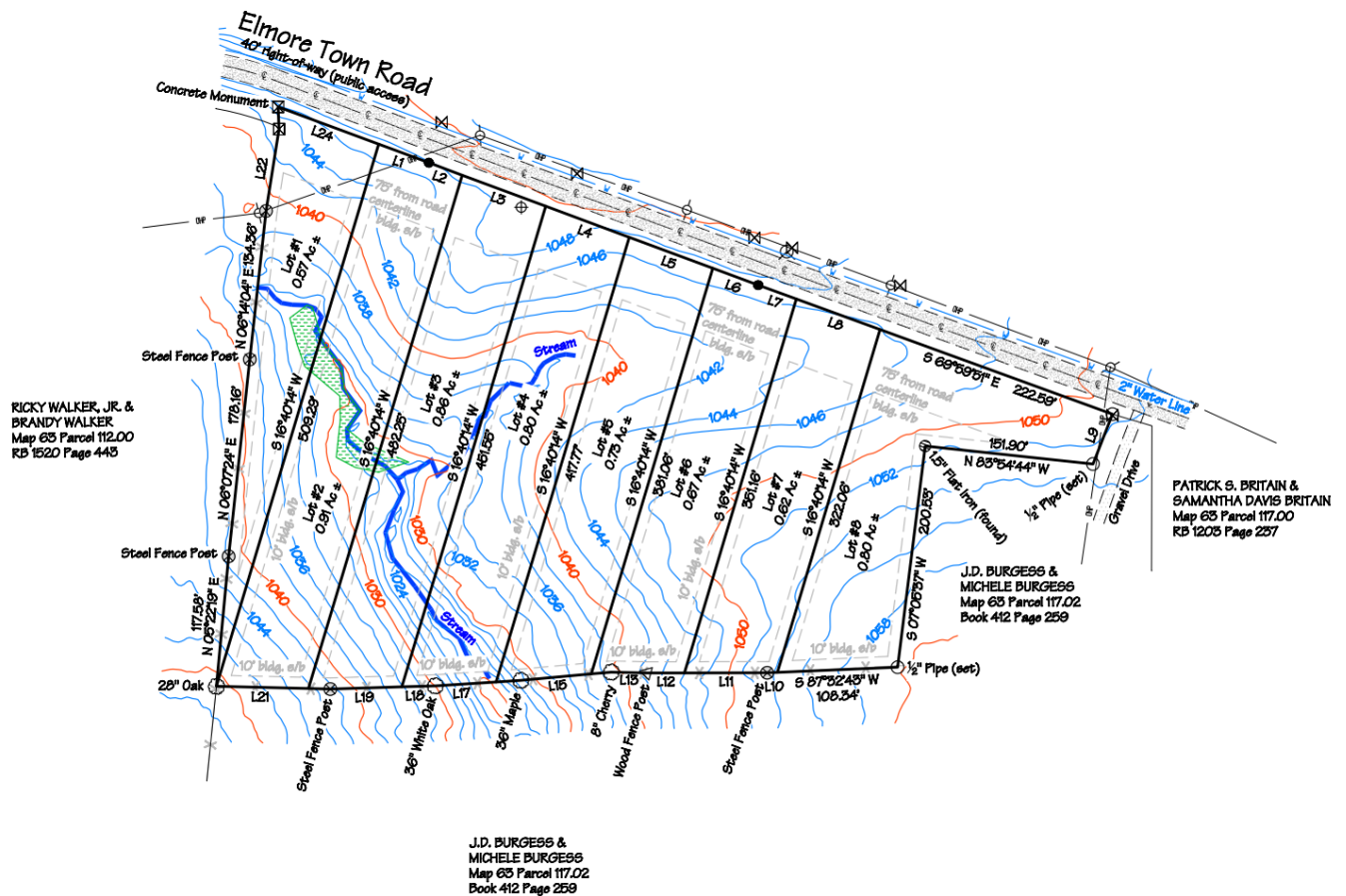
This plat is to one 1.102-ac lot from parcel [036-024.00](#) off of Rodgers Cemetery Road. Rodgers Cemetery Road ends at Rodgers Cemetery just before this property, so the proposed lot would be locked without any frontage on a county-maintained road. There is a 2-in water line shown, but a blow off hydrant just beyond the existing house. Allen Maples states that the deeds (for both tracts, this parcel and 036-026.00) call for a road separating them. Seeing no one to answer questions on this plat with respect to the access to the proposed lot, Adam Johnson moved to deny the plat. Motion was seconded and approved unanimously.



### C. SPRING VALLEY SUBDIVISION DIVISION PRELIMINARY PLAT, VICK SURVEYING

Public Comments: None

This preliminary plat contains 8 proposed lots from parcel [063-113.00](#) on Elmore Town Road. There is only a 2-inch water main, so the developer is requesting to use fire suppression sprinkler systems instead of fire hydrants. Stephen Raper stated that the development will lose some lots due to soils but the developer is planning on building two-story homes since the lots are somewhat narrow. Planning Director Rush stated that there is a natural drain on lots 4-7 that will need a drainage easement on the final plat. Ted McWilliams moved to grant preliminary approval of the plat. Motion was seconded and approved unanimously.



#### **D. ANDREW BOURRET PROPERTY PRELIMINARY PLAT, VICK SURVEYING**

Public Comments: None

The plat was withdrawn by the developer at the meeting but wanted to discuss the plat with the Planning Commission before proceeding.

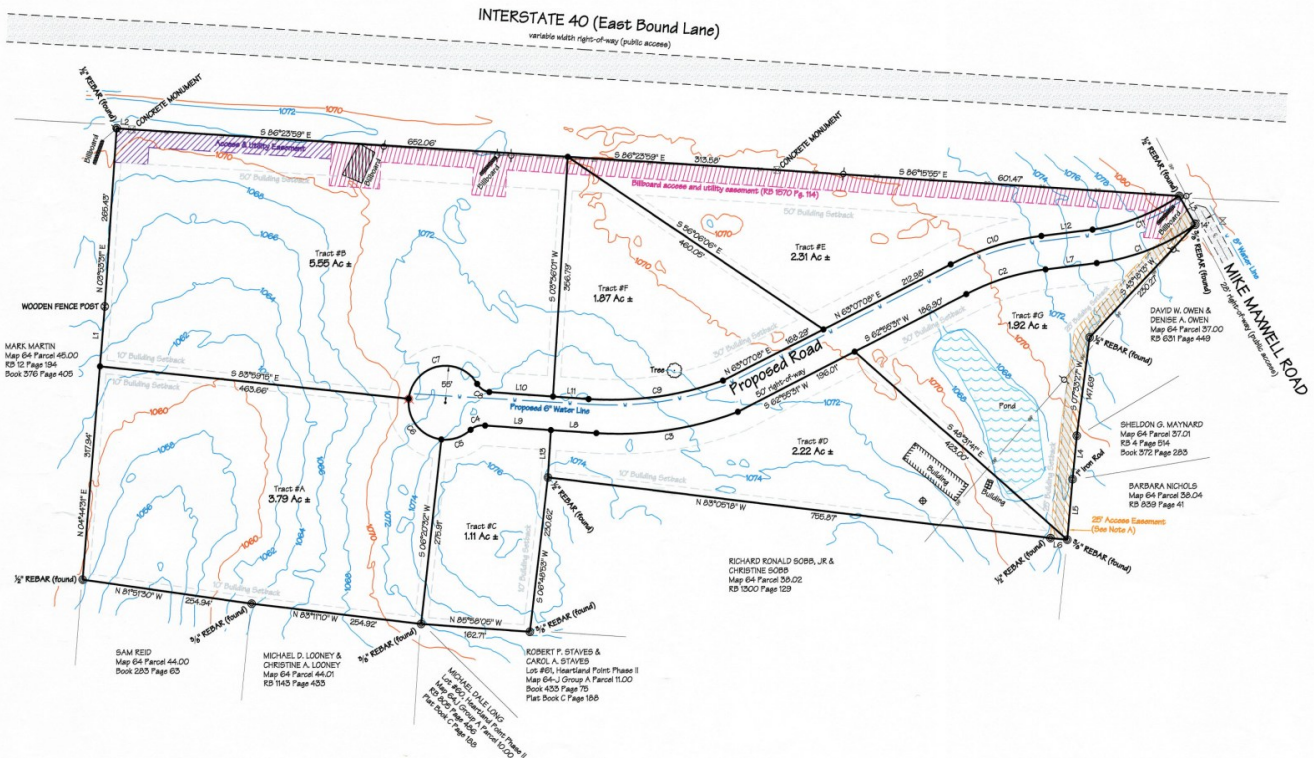
This preliminary plat divides one 18.77 acres into 7 lots on a proposed road at the end of Mike Maxwell Road from parcel [064-038.00](#). This is a proposed commercial development. Since this parcel adjoins Interstate 40 right-of-way, there are existing billboards and utility and access easements for the billboards. There is also a separate 25-ft access easement to an adjoining parcel. The new road is approximately 1175 feet long. They show one proposed hydrant at the end of the road. There is new hydrant at the end of Mike Maxwell Road.

Tim Dennis stated the development is a long way from being ready for any approval, the gravel that has been put down for their business and that the cul-de-sac/round-a-bout is for their trucks to turn around. He stated the gravel was put down last fall.

Stephen Raper stated that they are working with Dave Roland on the billboard located in the proposed right-of-way. Dave Roland stated that with TDOT spacing requirements, there is a very small area the billboard can be placed.

Planning Director Rush stated that the gravel appears to be very wide and, in most spots, very deep. There were some areas where the gravel did not appear very deep. Planning Director Rush also showed the Planning Commission pictures of the road taken on Friday before the meeting. Planning Commission Engineer Rinks stated that it would need a geotechnical report on the road to determine if it built to standards. Randy Jones stated that process has been flipped and the plat submitted before the gravel was laid and that any approval may set a bad precedent.

Chairman Mattson stated there was standing water on the site during a site visit today and that soil mapping may indicate wetlands on the site. Phil Wilbourn stated that the proposed road may be salvageable, but they may have to remove the gravel, and get back to bare dirt for inspection, then relay the gravel.







No action was taken as the plat had been withdrawn as this was only a discussion item.

**ITEM 9: OTHER BUSINESS:**

- None.

**ITEM 10: STAFF REPORTS**

- Report from Chairman: None
- Report from Planning Commission Engineer: None
- Report from Planning Director: None
- Report from other Members: None

**ITEM 11: ADJOURNMENT**

With no further business to discuss, the meeting was adjourned by mutual consent.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY THAT I AM (WE ARE) THE OWNER(S) THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEEDS RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE \_\_\_\_\_ OWNER  
DATE \_\_\_\_\_ OWNER

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACE AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PUTNAM COUNTY PLANNING COMMISSION.

DATE \_\_\_\_\_ LICENSED SURVEYOR

**CERTIFICATE FOR LOTS FRONTING COUNTY ROAD**

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY ROAD AND SURFACE WIDTHS AND RIGHT-OF-WAYS ARE APPROPRIATE.

DATE \_\_\_\_\_ PUTNAM COUNTY ROAD SUPERVISOR

**CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS**

**GENERAL RESTRICTIONS:**

APPROVAL IS HEREBY GRANTED FOR LOT 1 DEFINED AS 'JOHN MICHAEL FITZPATRICK DIVISION' - LOCATED IN PUTNAM COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

PRIOR TO ANY CONSTRUCTION, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE / STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

IF SHOWN, SHADING ON SOME LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSES SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

**LOT RESTRICTIONS:**

**LOT 1:**

LOT 1 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED.

DATE \_\_\_\_\_ ENVIRONMENTAL SPECIALIST  
DIVISION OF GROUND WATER PROTECTION

**CERTIFICATION OF PROPERTY ADDRESS**

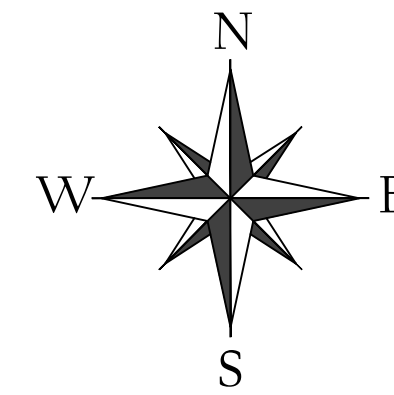
I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED ADDRESSES AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREAFTER PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

DATE \_\_\_\_\_ DIRECTOR PUTNAM COUNTY E-911

**CERTIFICATE OF THE APPROVAL FOR RECORDING**

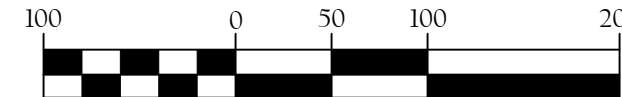
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE \_\_\_\_\_ SECRETARY/DESIGNEE,  
PLANNING COMMISSION

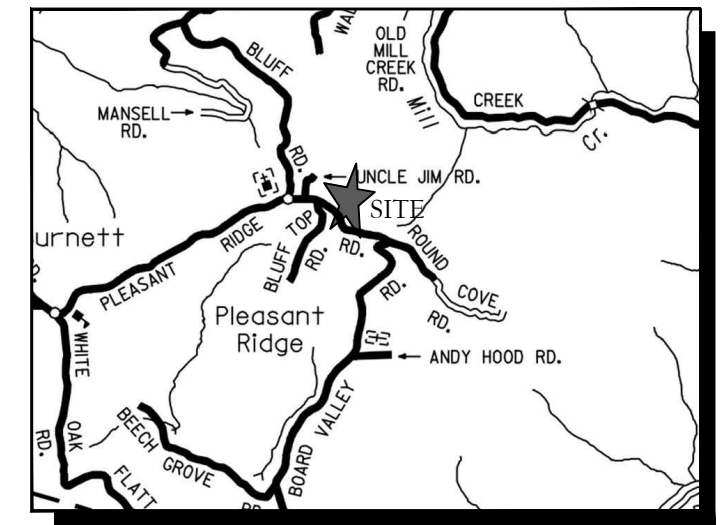


TNSPC: TN-4100

GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.



VICINITY MAP (NOT TO SCALE)

**PARCEL REFERENCE**

BEING A PORTION OF PARCEL 20.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 106.

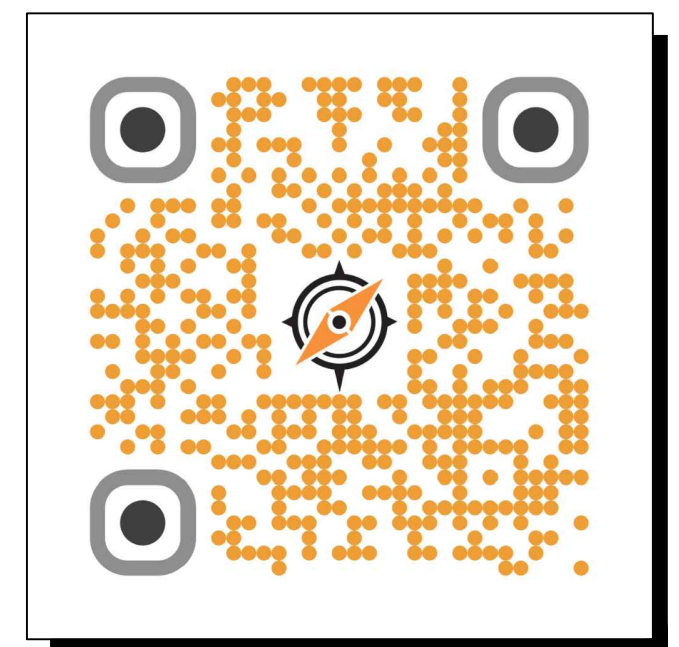
**DEED REFERENCE**

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LINDSEY & ADAM DAVID POWELL AND DANIEL & STEPHANIE VIOLETTE, OF RECORD IN RECORD BOOK 1634 PAGE 260, R.O.P.C., TN.

**SURVEYOR'S CERTIFICATE**

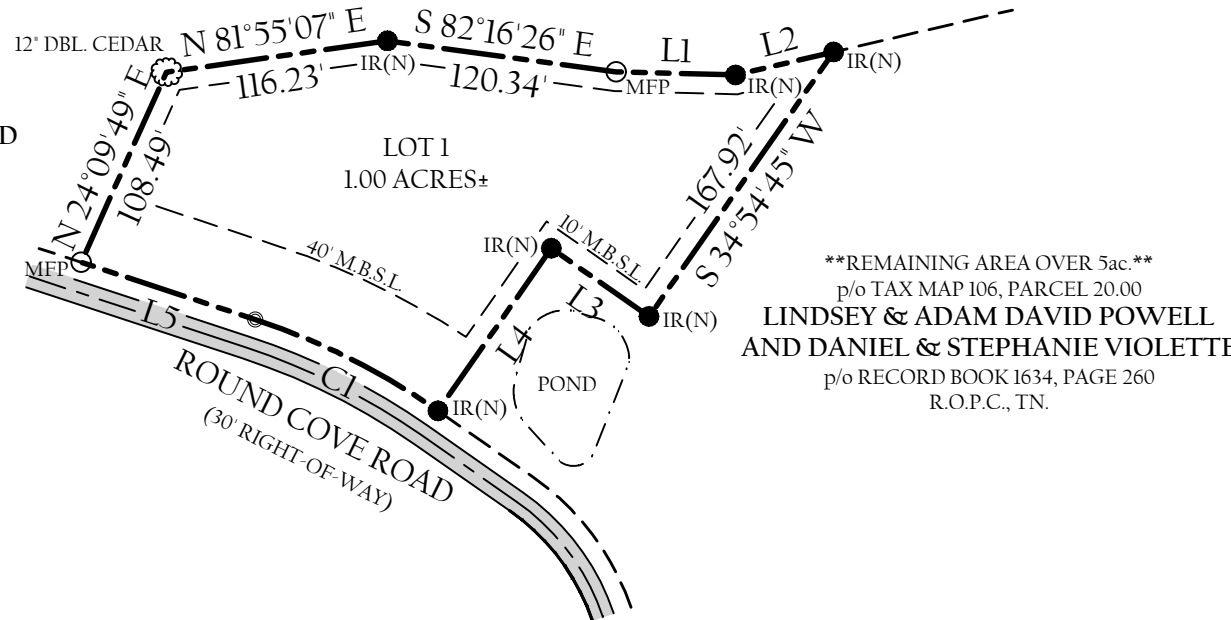
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

**TAYLOR DILLEHAY R.L.S. #2597**  
WHITTENBURG LAND SURVEYING, LLC  
214 EAST STEVENS STREET  
COOKEVILLE, TN 38501



TAX MAP 099, PARCEL 16.00  
**WALTER K. (III) & TAMRA LYNN CRAWFORD**  
RECORD BOOK 959, PAGE 411  
R.O.P.C., TN.

TAX MAP 099, PARCEL 16.00  
**WALTER K. (III) & TAMRA LYNN CRAWFORD**  
RECORD BOOK 959, PAGE 411  
R.O.P.C., TN.



\*\*REMAINING AREA OVER 5ac.\*\*  
p/o TAX MAP 106, PARCEL 20.00  
**LINDSEY & ADAM DAVID POWELL AND DANIEL & STEPHANIE VIOLETTE**  
p/o RECORD BOOK 1634, PAGE 260  
R.O.P.C., TN.

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- GNSS INFORMATION:  
GNSS EQUIPMENT: DUEL FREQUENCY - TOPCON HIPER XR  
GNSS SURVEY: REAL TIME KINEMATIC (RTK)  
DATES OF OBSERVATION: FEBRUARY 9, 2026  
HORIZONTAL DATUM: NAD83(2011) EPOCH: 2010  
VERTICAL DATUM/GEOID: NAVD88/GEOID 12A  
ORIGIN POINT: (N) 635,880.1090 (E) 2,155,480.1803  
COMBINED SCALE FACTOR: 1.000114464199  
GNSS PRECISION: GNSS VECTORS DO NOT EXCEED H (0.03') V (0.08')  
DISTANCES SHOWN HEREON: GROUND
- REQUIRED SETBACKS:  
FRONT: ARTERIAL STREETS - GREATER OF 90' FROM CENTERLINE OF ROAD OR 50' FROM EDGE OF RIGHT-OF-WAY.  
COLLECTOR STREET - GREATER OF 75' FROM CENTERLINE OF ROAD OR 45' FROM EDGE OF RIGHT-OF-WAY.  
LOCAL STREET - GREATER OF 55' FROM CENTERLINE OF ROAD, OR 30' FROM EDGE OF RIGHT-OF-WAY.  
SIDE AND REAR - 10'
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4714C0350D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

**LEGEND**

- IR(N) 1/2" IRON REBAR (NEW)
- NON-MONUMENTED POINT
- MFP METAL FENCE POST
- TREE
- w- WATER LINE
- - - MINIMUM BUILDING SETBACK LINE
- M.B.S.L. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- ASPHALT SURFACE

**TOTAL AREA = 1.00 ACRES±**



**IF YOU DIG IN TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW**

**FINAL SUBDIVISION PLAT  
POWELL & VIOLETTE DIVISION**

4th CIVIL DISTRICT,  
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	ITD	ACRES:	1.00
NUMBER OF LOTS:	1	JOB NUMBER:	25-361
PARCEL #:	p/o MAP 106, PARCEL 20.00	DATE:	02-10-2026
ADDRESS:	ROUND COVE ROAD	SCALE:	1"=100'

**OWNERS**

**LINDSEY & ADAM D. POWELL AND DANIEL & STEPHANIE VIOLETTE**  
8150 ROUND COVE ROAD  
SPARTA, TN. 38583  
941-981-5196

**SURVEYOR**

**TAYLOR DILLEHAY**  
WHITTENBURG LAND SURVEYING  
214 EAST STEVENS STREET  
COOKEVILLE, TN. 38501  
931-528-LAND